

# **El Sobrante Municipal Advisory Council**

## **MEETING AGENDA**

**Wednesday, May 12, 2021, 7:00 PM**

### **REMOTE MEETING IN EFFECT**

**TO SLOW THE SPREAD OF COVID-19, THE HEALTH OFFICER'S SHELTER ORDER PREVENTS PUBLIC GATHERINGS. IN LIEU OF A PUBLIC GATHERING, THE EL SOBRANTE MUNICIPAL ADVISORY COUNCIL MEETING WILL BE ACCESSIBLE VIA ZOOM TO ALL MEMBERS OF THE PUBLIC AS PERMITTED BY THE GOVERNOR'S EXECUTIVE ORDER N-29-20**

#### **HOW TO VIEW THE MEETING VIA ZOOM:**

Link: <https://cccouny-us.zoom.us/j/89209199495>

#### **HOW TO PROVIDE PUBLIC COMMENT:**

Persons who wish to address the MAC during Public Comment or with respect to an item on the agenda may join the meeting (use link above) or call in as follows:

**Zoom meeting Dial-In-Number:** 888-278-0254

**Conference code:** 259959

**Meeting ID:** 892 0919 9495

**All public comments will be limited to 2 minutes per speaker.**

For assistance with remote access contact James Lyons at:

[james.lyons@bos.cccouny.us](mailto:james.lyons@bos.cccouny.us) or 510-942-2222

**Chair:** Thomas Lang **Vice Chair:** Tom Owens

**Members:** Jim Hermann, Dr. Melinda V. McLain, Joe Sarapochillo, Mikki Norris, George Cleveland

**Alternates:** Shirley Rosenthal-Winston, Emilie Whelan

Electronic copies of the agenda are available for download at:

<https://www.contracosta.ca.gov/AgendaCenter/El-Sobrante-Municipal-Advisory-Council-50/?#02132019-1994>

#### **Call to Order/Welcome/Roll Call**

**Treasurer's Report** – James Lyons, District Coordinator, Office of Supervisor John Gioia

#### **Presentations**

**P1** Presentation by Sheriff's Office Bay Station Commander, Lt. Joseph Buford.

**P2** Presentation by Contra Costa County Fire Protection Battalion Chief, Charles Thomas

**P3** Presentation by California Highway Patrol Officer Tim Leviste

- P.4** Presentation by Malaika Khan, Youth Advocate for Healthy Options at Point of Sale (HOPS)
- P.5** Presentation by Sona Kaur and her neighbors regarding speeding and safety on San Pablo Dam Road.
- P.6** Presentation by James Lyons, District Coordinator Supervisor Gioia's Office, County and Covid-19 Update

### **Discussion Items**

**DI.** Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

**DI.1** CDVR21-01012 – The applicant requests a Variance to allow a reduced, 1-foot front setback (where 15 feet and 20 feet are required) for a retaining wall and fence up to 12-feet, 6-inches in height on a substandard lot. Site address is: 5935 Alpine Road, San Pablo.

**Public Comment** on items not on the agenda (2 minutes per speaker limit)

### **Information Items**

**10.1** Information Reports by MAC members

### **Subcommittee Reports**

**11.1**

### **Announcements**

### **Agenda Items / Speakers for Upcoming ESMAC Meetings**

### **Adjournment**



## AGENCY COMMENT REQUEST

Date \_\_\_\_\_

We request your comments regarding the attached application currently under review.

**DISTRIBUTION**

**INTERNAL**

☐ Building Inspection      ☐ Grading Inspection  
☐ Advance Planning      ☐ Housing Programs  
☐ Trans. Planning      ☐ Telecom Planner  
☐ ALUC Staff      ☐ HCP/NCCP Staff  
☐ APC PW Staff      ☐ County Geologist

**HEALTH SERVICES DEPARTMENT**

☐ Environmental Health    ☐ Hazardous Materials

**PUBLIC WORKS DEPARTMENT**

☐ Engineering Services (1 Full-size + 3 email Contacts)  
☐ Traffic  
☐ Flood Control (Full-size)    ☐ Special Districts

**LOCAL**

☐ Fire District \_\_\_\_\_  
     ☐ San Ramon Valley – (email) [rwendel@srvfire.ca.gov](mailto:rwendel@srvfire.ca.gov)  
     ☐ Consolidated – (email) [fire@cccfd.org](mailto:fire@cccfd.org)  
     ☐ East CCC – (email) [brodriguez@cccfd.org](mailto:brodriguez@cccfd.org)  
☐ Sanitary District \_\_\_\_\_  
☐ Water District \_\_\_\_\_  
☐ City of \_\_\_\_\_  
☐ School District(s) \_\_\_\_\_  
☐ LAFCO  
☐ Reclamation District # \_\_\_\_\_  
☐ East Bay Regional Park District  
☐ Diablo/Discovery Bay/Crockett CSD  
☐ MAC/TAC \_\_\_\_\_  
☐ Improvement/Community Association  
☐ CC Mosquito & Vector Control Dist (email)

**OTHERS/NON-LOCAL**

☐ CHRIS (email only: [nwic@sonoma.edu](mailto:nwic@sonoma.edu))  
☐ CA Fish and Wildlife, Region 3 – Bay Delta  
☐ Native American Tribes

**ADDITIONAL RECIPIENTS**

\_\_\_\_\_

\_\_\_\_\_

*Please submit your comments to:*

Project Planner \_\_\_\_\_

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

County File # \_\_\_\_\_

Prior to \_\_\_\_\_

\* \* \* \* \*

We have found the following special programs apply to this application:

☐ Active Fault Zone (Alquist-Priolo)  
☐ Flood Hazard Area, Panel # \_\_\_\_\_  
☐ 60-dBA Noise Control  
☐ CA EPA Hazardous Waste Site

\* \* \* \* \*

**AGENCIES:** Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: ☐ None    ☐ Below    ☐ Attached

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ DATE \_\_\_\_\_

Agency phone # \_\_\_\_\_



# Planning Application

Department of Conservation and Development

Community Development Division

30 Muir Road

Martinez, CA 94553

(925) 674-7200

www.cccounty.us

## PROJECT DATA

Total Parcel Size: \_\_\_\_\_

Proposed Number of Units: \_\_\_\_\_

Proposed Square Footage: \_\_\_\_\_

Estimated Project Value: \$5,500

## TYPE OF APPLICATION (Mark all that apply):

☐ ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU

☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY

☐ REZONING

☐ ADMINISTRATIVE REVIEW  
(former Redevelopment Area)

☐ LAND USE PERMIT

☐ TREE PERMIT

☐ CERTIFICATE OF COMPLIANCE

☐ LOT LINE ADJUSTMENT

☒ VARIANCE

☐ COMPLIANCE REVIEW

☐ MAJOR ☐ MINOR SUBDIVISION

☐ WIRELESS \_\_\_\_\_

☐ DEVELOPMENT PLAN

☐ PLANNING CONSIDERATION

OTHER \_\_\_\_\_

## PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Sebastien Moreau

ADDRESS: 5935 Alpine Road

CITY, STATE: San Pablo, CA ZIP: 94806

PHONE #: 415.845.4604

EMAIL: sebastien.m.moreau@gmail.com

## APPLICANT (MAIN CONTACT INFORMATION)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_

EMAIL: \_\_\_\_\_

☒ I am the property owner and hereby authorize the filing of this application.

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

## Project Description and Location:

Build a retaining wall/fence combined structure that exceeds 7 ft. in height at 10 ft. front setback, where 20 ft. and 15 ft. are required, in a substandard lot.

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

## Project Description:

The applicant requests a Variance to allow a reduced, 1-foot front setback (where 15 feet and 20 feet are required) for a retaining wall and fence up to 12-feet, 6-inches in height on a substandard lot.

## Property Description:

A 4,237 sq. ft. lot; KERLEYS ARL TERR LT 3 BLK 5

☐ Housing Inventory Site

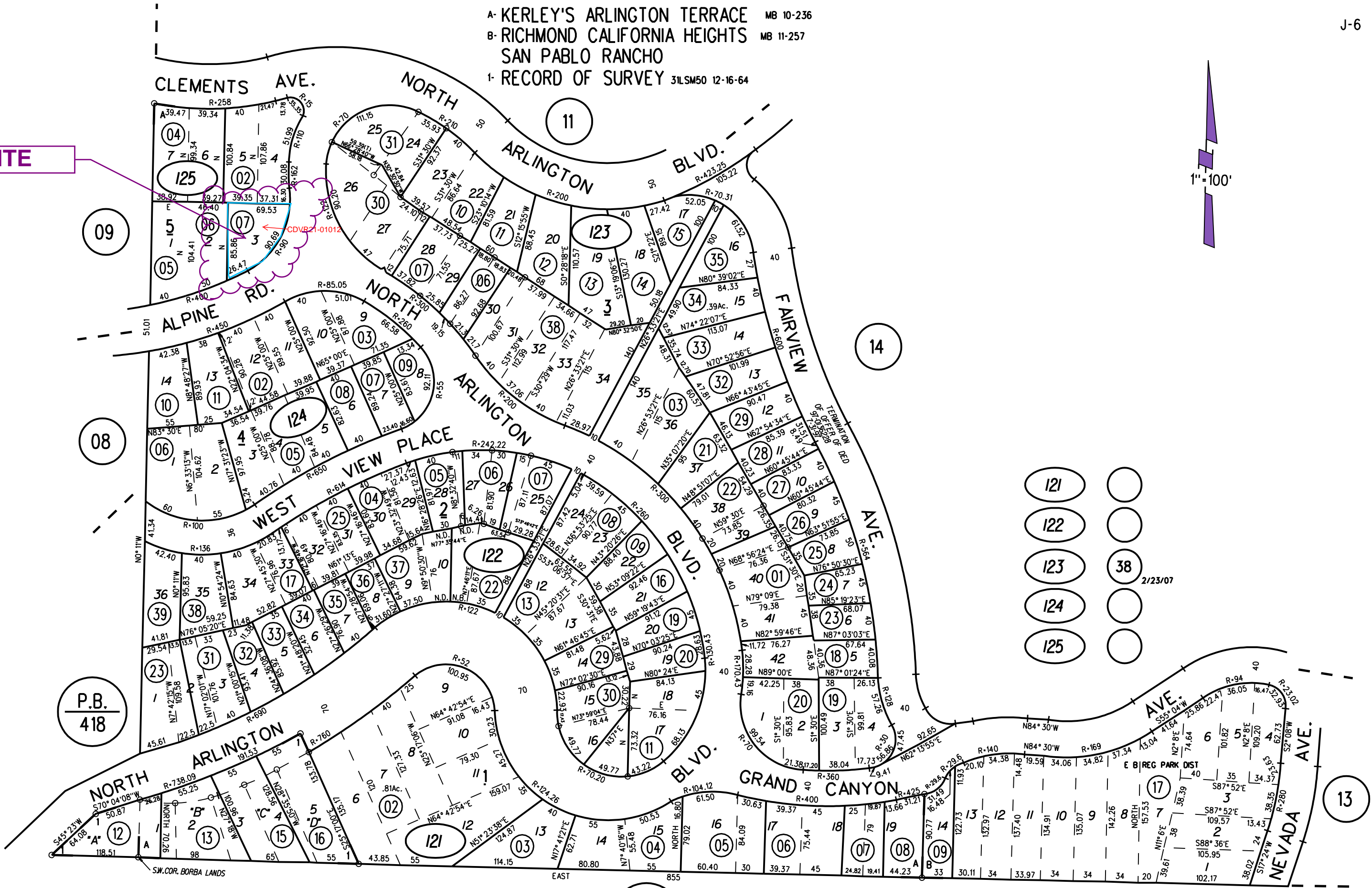
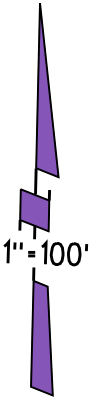
	TYPE OF FEE	FEE	CODE	ASSESSOR'S #:
Area: <u>San Pablo</u>	*CDD Base Fee/Deposit	\$ <u>3,250.00</u>	S- <u>044</u>	<u>419-125-007</u>
Fire District: <u>CCC Consolidated</u>	*Additional CDD Base Fee/Deposit	\$	S-	Site Address: <u>5935 Alpine Road</u>
Sphere of Influence: <u>San Pablo</u>	*PW Base Fee/Deposit	\$	S-	Zoning District: <u>R-6</u>
Flood Zone: <u>X</u>	Late Filing Penalty (+50% of above if applicable)	\$ <u>1,625.00</u>	S-066	General Plan: <u>SH</u>
x-ref Files: <u>BIRF20-00253</u>	Notification Fee	\$30.00	S-052	Census Tract: <u>3690.02</u>
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Substandard Lot: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Environmental Health Dept.	\$57.00	5884	Supervisory District: <u>1</u>
Concurrent Files:	TOTAL	\$ <u>5,037.00</u>		Received By: <u>Syd Sotoodeh</u>
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: <u>04/19/2021</u>
				File #: <u>CDVR21-01012</u>

APPLICATION SUBMITTAL ON REVERSE



A- KERLEY'S ARLINGTON TERRACE MB 10-236  
B- RICHMOND CALIFORNIA HEIGHTS MB 11-257  
SAN PABLO RANCHO  
1- RECORD OF SURVEY 31LSM50 12-16-64

SITE



- 121
  - 122
  - 123
  - 124
  - 125
- 2/23/07

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

P.B.  
418



GENERAL PLAN: SH, SINGLE-FAMILY RESIDENTIAL-HIGH DENSITY



**Legend**

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- General Plan**
- SV (Single Family Residential - Ver
- SL (Single Family Residential - Low
- SM (Single Family Residential - Me
- SH (Single Family Residential - Hig
- ML (Multiple Family Residential - Lc
- MM (Multiple Family Residential - M
- MH (Multiple Family Residential - H
- MV (Multiple Family Residential - V
- MS (Multiple Family Residential - V
- CC (Congregate Care/Senior Housi
- MO (Mobile Home)
- M-1 (Parker Avenue Mixed Use)
- M-2 (Downtown/Waterfront Rodeo I
- M-3 (Pleasant Hill BART Mixed Use
- M-4 (Willow Pass Road Mixed Use)
- M-5 (Willow Pass Road Commercia
- M-6 (Bay Point Residential Mixed U
- M-7 (Pittsburg/Bay Point BART Sta
- M-8 (Dougherty Valley Village Cent
- M-9 (Montalvin Manor Mixed Use)
- M-10 (Willow Pass Business Park M
- M-11 (Appian Way Mixed Use)
- M-12 (Triangle Area Mixed Use)
- M-13 (San Pablo Dam Road Mixed
- M-14 (Heritage Mixed Use)
- CO (Commercial)
- OF (Office)
- BP (Business Park)
- LI (Light Industry)
- HI (Heavy Industry)
- AL, OIBA (Agricultural Lands & Off
- CR (Commercial Recreation)

1: 564



**Notes**  
Contra Costa County -DOIT GIS

0.0 0 0.01 0.0 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION





**Legend**

- City Limits
- Unincorporated
- Address Points
- Highways
- Highways Bay Area
- Streets
- Zoning
  - R-6 (Single Family Residential)
  - R-6 -FH (Single Family Residential Combining District)
  - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
  - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
  - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
  - R-6, -UE (Single Family Residential Exclusion Combining District)
  - R-6 -X (Single Family Residential - Combining District)
  - R-7 (Single Family Residential)
  - R-7 -X (Single Family Residential - Combining District)
  - R-10 (Single Family Residential)
  - R-10, -UE (Single Family Residenti Exclusion Combining District)
  - R-12 (Single Family Residential)
  - R-15 (Single Family Residential)
  - R-20 (Single Family Residential)
  - R-20, -UE (Single Family Residenti Exclusion Combining District)
  - R-40 (Single Family Residential)
  - R-40 -FH (Single Family Residenti Combining District)
  - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
  - R-40, -UE (Single Family Residenti Exclusion Combining District)
  - R-65 (Single Family Residential)
  - R-100 (Single Family Residential)
  - D-1 (Two Family Residential)
  - D-1 -T (Two Family Residential - Tr District)
  - D-1, -UE (Planned Unit - Urban Far Combining District)
  - M-12 (Multiple Family Residential)
  - M-12 -FH (Multiple Family Resident Combining District)

1: 564



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**Notes**  
Contra Costa County -DOIT GIS





AERIAL VIEW



### Legend

-  City Limits
-  Unincorporated
-  Address Points
-  Highways
-  Highways Bay Area
-  Streets
-  County Boundary
-  Bay Area Counties
-  Assessor Parcels

Aerials 2019

-  Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

## World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

## Citations

1: 564



## Notes

Contra Costa County -DOIT GIS

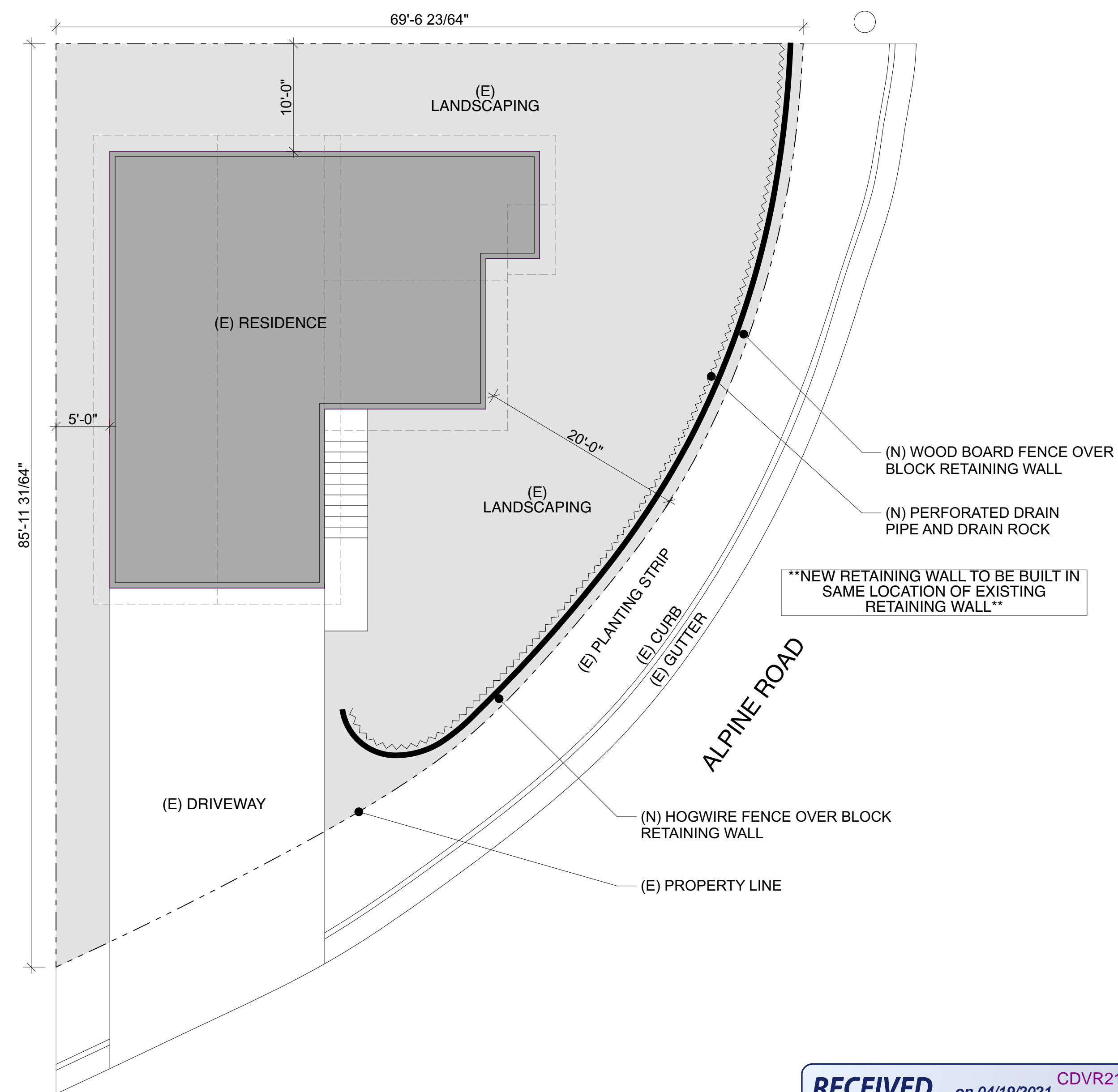
0.0	0	0.01	0.0 Miles
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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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# L-100



CONSULTANTS

## LANDSCAPE IMPROVEMENTS

SEBASTIEN MOREAU  
5935 ALPINE ROAD  
SAN PABLO, CA 94806  
415-845-4604

APN: 419-125-077

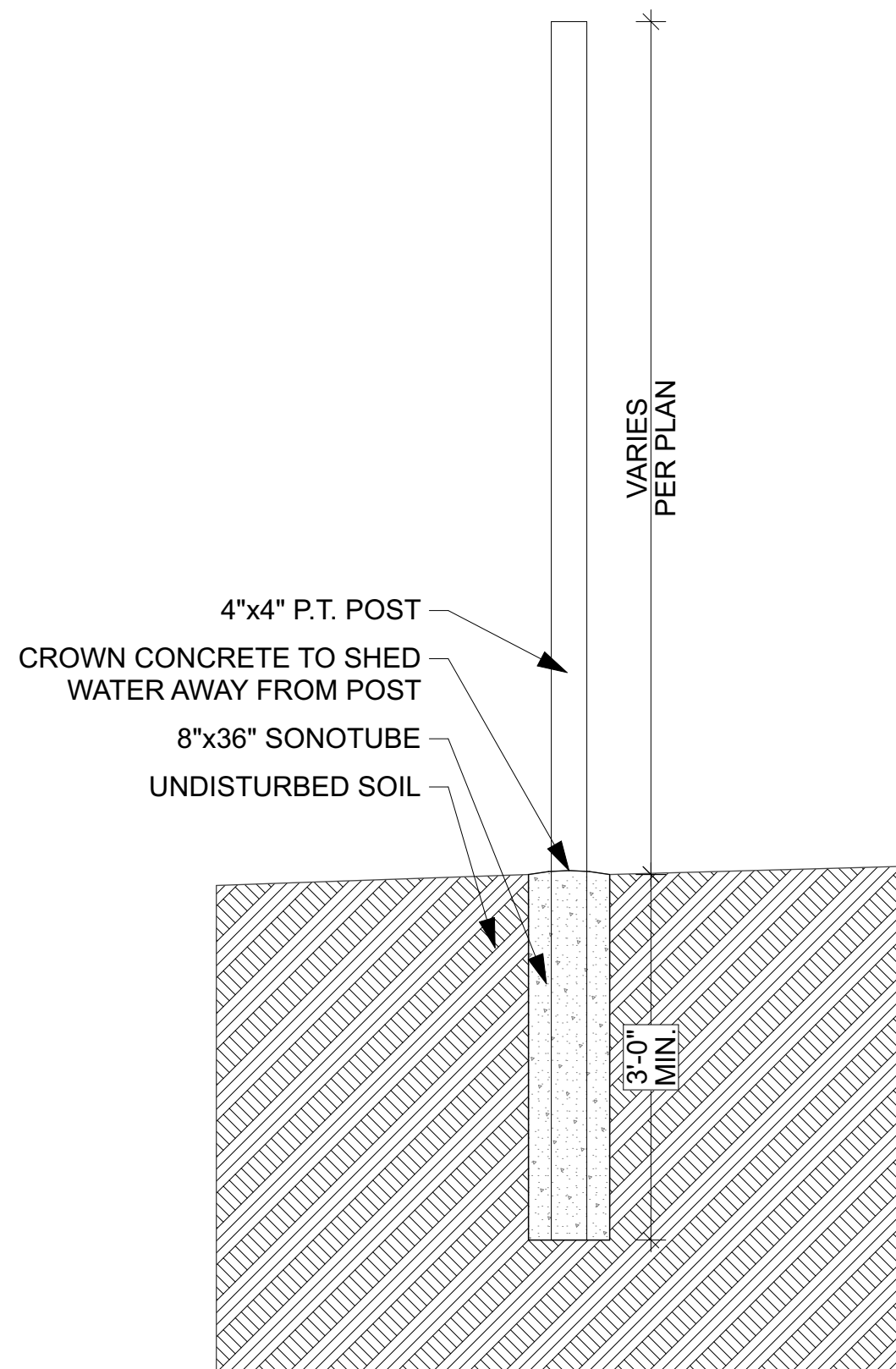
PROJECT NO:  
MODEL FILE:

DRAWN BY:  
COPYRIGHT:

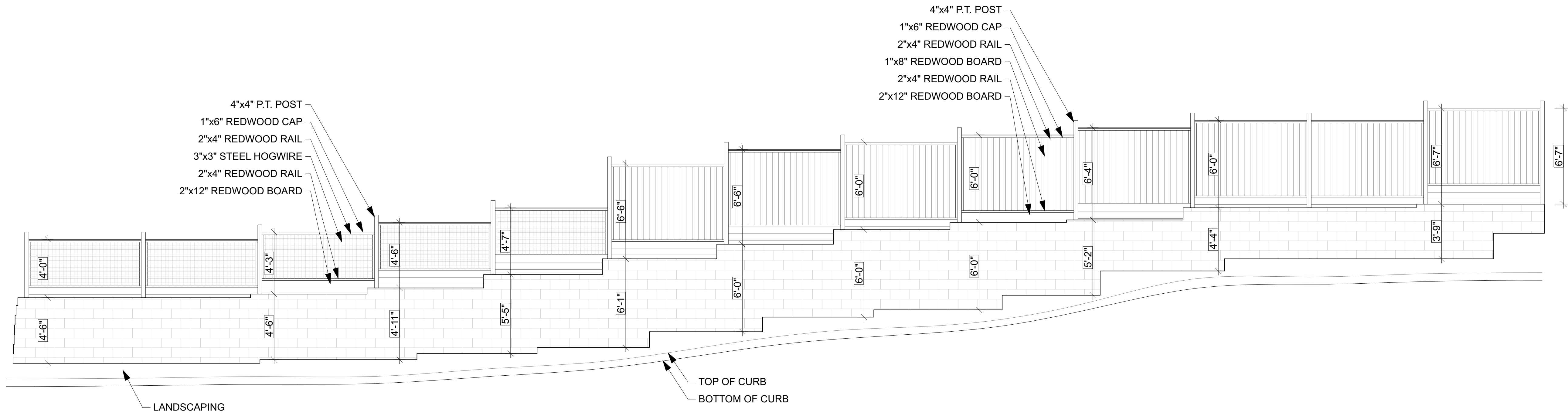
SHEET TITLE

SITE PLAN

L-101



2 POST DETAIL  
SCALE: 3/4" = 1'-0"



1 elevation  
SCALE: 1/4" = 1'-0"